

Tri-City Citizens Union for Progress
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March 28, 1977

MEMO

TO: ECONOMIC DEVELOPMENT COMMITTEE
FROM: ED ANDRADE, DIRECTOR OF ECONOMIC DEVELOPMENT
RE: AGENDA FOR COMMITTEE MEETING

There are several items of major importance that need discussion with Larry White of the N.J. Housing Finance Agency (HFA).

1. Rental Assistance Program - We have been informed by our HFA Field Representative that Amity Village I & II are eligible for this program. Larry White makes the decision on who gets this subsidy. We were promised additional section 8 subsidy in a meeting with Commissioner Pat Sheehan on January 8, 1977 and HFA has been unable to deliver. Therefore, we should request the RAP as an alternative. This program assists residents directly in making monthly rent payments.
2. Amity Village II Tax Arrearage - A.V. II owes \$61,000 in back taxes. We've accumulated this arrearage because the project owed \$24,000 at the time of purchase and we were unable to pay \$37,000 during 1976. Funds budgeted for this expense were diverted to other expenditures. The only source of this amount of money immediately is from the reserves. Larry White can give approval to use reserves for this purpose.
3. A.V. II Management Contract - We do not have a signed contract between Tri-City and A.V. II because it was rejected by Larry. We had asked for 7% management fee instead of the usual 6%. Our rationale for this increase is that we are the only HFA development with so many buildings per number of apartments. They are also scattered throughout a 12 square block area causing greater difficulties in managing them. Priorities Management was given 7% when they held these properties.
4. People's Center Rent Waiver - Tri-City is requesting a waiver on its '76 and '77 rent. This is a tricky one! We have to find a method under which this can be done. Perhaps Walt Barry has some ideas about this one.

Memo
To: Economic Development Committee
From: Ed Andrade, Dir. of Economic Dev.
Re: Agenda for Committee Meeting
Date: March 23, 1977
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Agenda II

The major problem here is organizing the co-op board. This has to be done before the end of the year.

Expenditure of Funds - we have been operating without a policy board since we concerned with A.V. II. Judgment on expenditures has been resting solely with staff. This is an incorrect procedure that needs your immediate attention.

Miscellaneous Items:

1. The Feds are preparing to give the cities a lot of money to hire youths for public works. In Newark this program will be administered by Harry Wheeler, Director of Manpower. Vera McMahon is contacting Wheeler for a meeting to discuss our participation and what number of workers we may be eligible for.
2. It has been reported to the board on numerous occasions that the city owns an abandoned 16 family building on the corner of 18th St. and 19th Ave. We have the capability of rehabilitating this structure. We need to meet with the city to request that they give us the building and help in obtaining rehab funds.